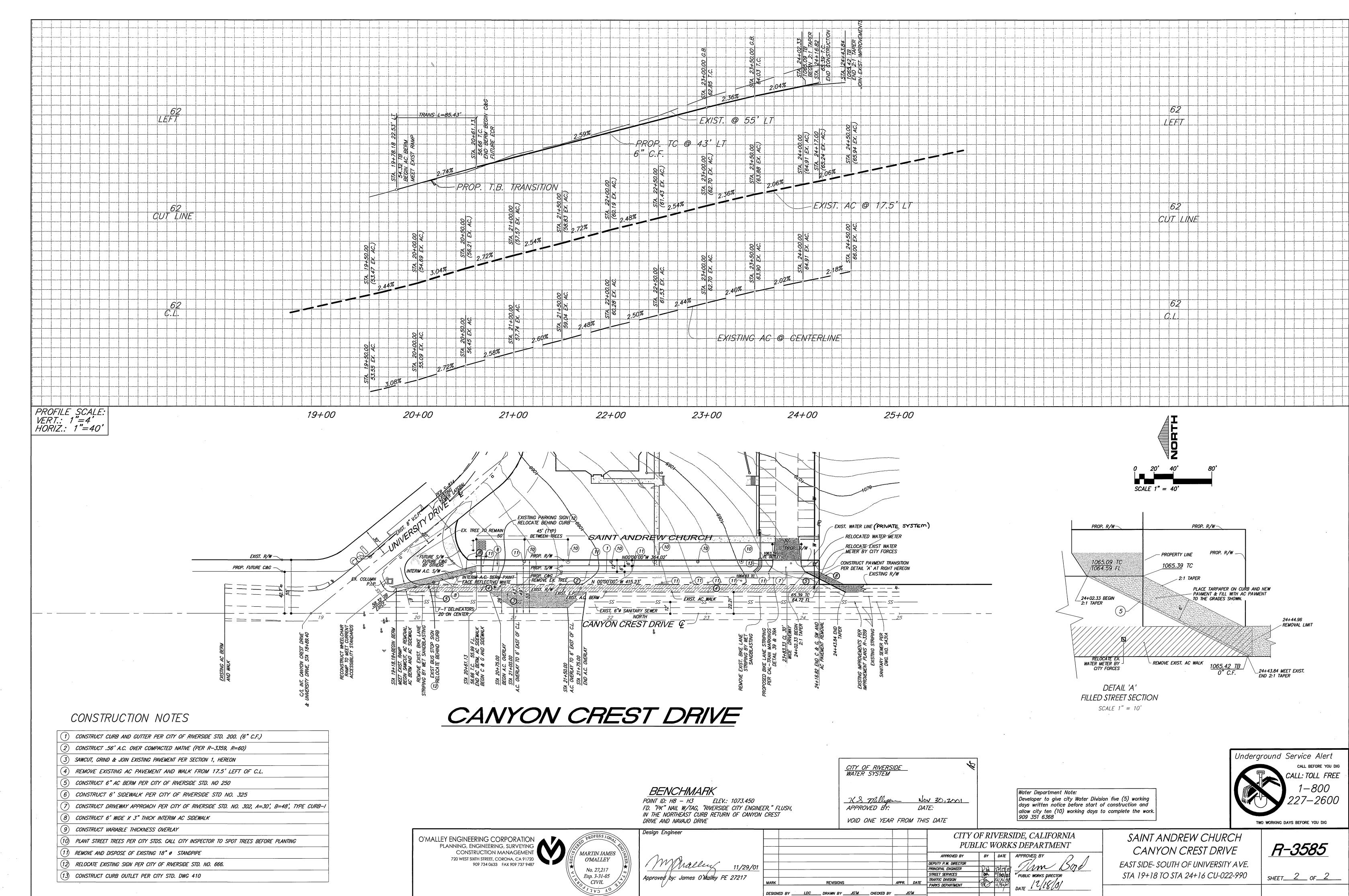
GENERAL NOTES: STREET IMPROVEMENT PLANS NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT. CITY OF RIVERSIDE, CALIFORNIA 2. IT SHALL BETHE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS UNIVERSITY A VENUE OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY. 3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION. 4. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE NO SCALE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY. BOULEVARD MARTIN LUTHER KING PT #562 = FD 1" I.P.,-W/PLASTIC PLUG, "LS 3018", UP 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR REESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON. O.1', NO REFERENCE. PT #340 = FD 3/4" IP-W/PLASTIC PLUG AND TACK. "LS 6. ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY PRIVATE ENGINEER. 3018". DN. 0.1'. NO REFERENCE. 7. TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PT #35 = FD 1" I.P.PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION. FLUSH, TAGGED "RCE 22052", PER PARCEL MAP 20281, 8. ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE P.M.B. 137/70-71. CENTRAL AVFNUF CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS. 9. FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER. PI \$563 = FD 1" I.P. W/PLASTIC PLUC, "LS 3018", UP 0.1', NO REFERENCE. 10. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE # 1-800-227-2600, VICINITY MAP TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY PT 132 = FD 1" I.P., OPEN, FLUSH, ACCEPTED AS FOUND, PER PARCEL 1949-20287, P.M.B. 137/70-71. IDENTIFICATION NUMBER BY U.S.A. 11. IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING. SET ROOTBALL FROM 2" MAX. 12. DEVELOPER/CONTRACTOR TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF TO 1/2" MIN. HIGHER THAN CONSTRUCTION AND TO ALLOW CITY TEN (20) WORKING DAYS FOR COMPLETION OF WORK. (909) 351-6150. CONTAINER ADJACENT FINISH GRADE 13. ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC. PT #30 = FD 1" I.P., FLUSH, TAGGED 14. CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE 'RCE 22052", PER PARCEL MAP~ FINISH GRADE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER. WATERING BASIN 20281, P.M.B. 137/70-71. FXISTING IRRIGATION WATER 15. ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM PT #31 = FD 3/4" I.P., W/PLASTIC PLUG AND LINE TO BE ABANDONDED THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION -TACK, DN. O.3', "CITY ENGINEER", PER PARCEL PERMIT/CUT SHEETS. MAP 20281, P.M.B. 137×70-71. FERTILIZER TABLETS BACKFILL (PER SPECS) STREET TREE NOTES: (PER SPECS) 2X ROOTBALL ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES. SEE SHEET 2 PT #28 = FD NAIL AND TIN, FLUSH, IN PLANTING DETAIL 2. WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT LIEU OF 1 1/2" I.P., DN. 0.2', WITH CITY ENGINEER TAG, PER PARCEL MAP 20281, (909) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED: P.M.B. 137/70-71. PT #168 -FD 1" IP W/TAG, "RCE 862" DN. 0.1", NO REFERENCE. a. AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERAL HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS. ALL FINAL STREET TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR: b. WHILE DIGGING PLANT PITS AND PLANTING /RELOCATING TREES; c. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED. FOR START OF MAINTENANCE: EX. PILASTER W/ STREET NAME SIGN d. AT END OF THE MAINTENANCE PERIOD, THE CONTRACTOR DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (909) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPER BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FOR THE CITY THAT THE TREES PASS FINAL CANYON CREST DRIVE & INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES. C/L INT. CANYON CREST DRIVE PT #27 = FD SPIKE W/WASHER, "RIVERSIDE CITY ENGINEER", W/FOUR 2' 3. ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY. & UNIVERSITY DRIVE, STA 18+89.40 ENGINEER TAG. PER PARCEL MAP 20281, P.M.B. 137/70-71. ACCEPTED AS INDEX MAP "CINCH" OR TIRE 4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR. THE CENTERLINE INTERSECTION OF CANYON CREST DRIVE AND UNIVERSITY ___ STRIP TIE. GARDEN HOSE AND WIRE NOT APPROVED scale 1" = 40' 5. STREET TREE PLANTING SHALL BE AS FOLLOWS: *~2" DIAMETER L'ODGE POLE* STREET NAME BOTANICAL NAME / COMMON NAME / MIN. SIZE PINE STAKE A. CANYON CREST DRIVE PINUS CANARIENSIS / CANARY ISLAND PINE / 24" BOX, 90' O.C. 3 EACH TRAFFIC AND STREET NAME SCHEDULE PLASTIC TRUNK GUARD "ARBOR WASHINGTONIA ROBUSTA / MEXICAN PAN PALM / 4' B.T., 90' O.C., 3 EACH -GUARD" AS MFG'D BY DEEP ROOT 6. ALL STREET TREES MUST BE AUTOMATICALLY IRRIGATED. 8'-0" MIN. CANYON CREST DRIVE * NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY SEE STD. DETAIL 1001 UNIVERSITY DRIVE 800 TO REVISE THE STREET TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOR PLANTING INFO. INSTALL PER CITY OF RIVERSIDE STDS. 662A AND 666 FOUND AT THE TIME OF INSTALLATION OF THE TREES. UNDISTURBED SOIL CONSTRUCTION NOTES R/W 356 LF CONSTRUCT CURB AND GUTTER PER CITY OF RIVERSIDE STD. 200. (6" C.F.) 3" DIA 24" LONG PERFORATED DRAIN PIPE SET FLUSH TO FIN. GR. AND FILLED WITH PEA GRAVEL CONSTRUCT .56' A.C. OVER COMPACTED NATIVE (PER R-3359, R=60) 8334 SF LODGE POLE PINE STAKE TREE TRUNK GALV. NAIL 498 SF SAWCUT, GRIND & JOIN EXISTING PAVEMENT PER SECTION 1, HEREON NOTE: STAKES SHALL NOT PIERCE ROOT BALL 3400 SF REMOVE EXISTING AC PAVEMENT AND WALK FROM 17.5' LEFT OF C.L. AND SHALL EXTEND INTO UNDISTURBED SOIL 55' 33' 85.4 SF 5) CONSTRUCT 6" AC BERM PER CITY OF RIVERSIDE STD. NO 250 DOUBLE STAKING DETAIL SECTION 20' 13' 6) CONSTRUCT 6' SIDEWALK PER CITY OF RIVERSIDE STD NO. 325 2134 SF NOT TO SCALE NOT TO SCALE 6.5 CONSTRUCT DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. NO. 302, A=30', B=48', TYPE CURB-I 1 EA. 23.5 17.5' GRIND MIN. 0.10' FROM SAWCUT AND- REMOVE EXISTING PAVEMENT AND-STREET LANDSCAPING NOTES: 8) CONSTRUCT 6' WIDE X 3" THICK INTERIM AC SIDEWALK EXISTING PAVEMENT OVERLAY TO MATCH OWNER/DEVELOPER LEVEL LINE -0.07 TO 0.14 VARIES O.81% TO 1265 SF CONSTRUCT VARIABLE THICKNESS OVERLAY EXIST PAVEMENT 1 CONTACT THE STREET TREE INSPECTOR AT 909-351-6126 TWO *SURFACE*\ (10) Plant Street trees per city stds. Call city inspector to spot trees before planting 6 EACH SAINT ANDREW CHURCH WORKING DAYS (48 HOURS) PRIOR TO INSTALLING ANY PLANT MATERIAL EDGE OF EXIST. 3346 CALL DRIVE / PAVEMENT 5 EACH (1) REMOVE AND DISPOSE OF EXISTING 18" Ø STANDPIPE 2 TREES PLANTED IN TURF AREAS SHALL BE MAINTAINED WITH A MINIMUM RIVERSIDE. CA 92503 (909) 12" RADIUS AROUND, THE TREE FREE OF TURF THROUGHOUT THE *352-9678* (12) RELOCATE EXISTING SIGN PER CITY OF RIVERSIDE STD. NO. 666. 2 EACH THE MAINTENANCE PERIOD. -NEW PAVEMNT SOILS ENGINEER 1 EACH 13) CONSTRUCT CURB OUTLET PER CITY STD. DWG 410 3 WATERING BASINS MAY BE REMOVED AFTER THE MAINTENANCE PERIOD. 6 PROPOSED SIDEWALK LAKESHORE ENGINEERING 4 FOR STAKING INFORMATION AS APPLICABLE, REFER TO "DOUBLE STAKING 31520 RAILROAD CANYON ROAD #B JOIN EXIST PAVEMENT PER DETAIL" ON THIS SHEET. **PROPOSED** CANYON LAKE, CALIFORNIA 92587 SECTION 1. AT LEFT HEREON **LEGEND** (1) CURB AND 5 FOR GUYING INFORMATION. REFER TO STANDARD DETAIL 1003 **GUTTER** TYPICAL SECTION TYPICAL SECTION AT 2) NEW AC PAVEMENT 6 FOR SPECIFICATION INFORMATION, REFER TO CITY OF RIVERSIDE PARK EX. TOP OF CURB CITY OF RIVERSIDE WATER SYSTEM CANYON CREST DRIVE AND RECREATION DEPARTMENT STANDARD SPECIFICATIONS. PAVEMENT JOIN EX. FINISHED SURFACE SECTION 02480 PLANTING. BENCHMARK TOP OF CURB SCALES: HOR 1" = 5', VERT, 1" = 1' NOT TO SCALE 7 PROVIDE FERTILIZER TABLETS AS FOLLOWS: F.S. FINISHED SURFACE T./. = 9POINT ID: H8 - H3 ELEV.: 1073.450 FD. 1 GALLON PLANT 2 TABLETS C.L. CENTER LINE Nov 30, 2001 3 TABLETS "PK" NAIL W/TAG. "RIVERSIDE CITY ENGINEER." FLUSH. 5 GALLON PLANT APPROVED BY: DATE: R.W. RIGHT OF WAY 5 TABLETS 15 GALLON PLANT IN THE NORTHEAST CURB RETURN OF CANYON CREST 8 TABLETS DRIVE AND NAVAJO DRIVE 24" BOX PLANT BEGIN CURB RETURN VOID ONE YEAR FROM THIS DATE CITY BUSINESS TAX CERTIFICATE NO. 103660. EXP 02/22/02 E.C.R. 'END CURB RETURN SLOPE SAINT ANDREW CHURCH Underground Service Alert CITY OF RIVERSIDE, CALIFORNIA Design Engineer STA. STATION CALL BEFORE YOU DIG PUBLIC WORKS DEPARTMENT **CANYON CREST DRIVE** EXIST. AC PAVEMENT AND WALK R-3585 O'MALLEY ENGINEERING CORPORATION . CALL FREE MARTIN JAMES PLANNING, ENGINEERING, SURVEYING EAST SIDE- SOUTH OF UNIVERSITY AVE O'MALLEY 6' SIDEWALK DA 12/17/0 /m /Sub 1 - 800CONSTRUCTION MANAGEMENT 11/20/01 No. 27,217 STA 19+18 TO STA 24+16 720 WEST SIXTH STREET, CORONA, CA 91720 6' WIDE X 3' THICK AC WALK Exp. 3-31-05 PUBLIC WORKS DIRECTOR 909 734 0633 FAX 909 737 9487 Approved by: James O'Malley PE 27217 RAFFIC DIVISION CIVIL CU-022-990 A.C. OVERLAY _ DRAWN BY **JO'M** ____ CHECKED BY**JO'M** HORIZ. SCALE: AS SHOWN DESIGNED BYLDC TWO WORKING DAYS BEFORE YOU DIG



INDEXED 3-8-02 FH